

CITY OF HORSESHOE BAY
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING

August 18, 2015

The Planning and Zoning Commission of the City of Horseshoe Bay held a Regular Meeting at City Hall, in the City Hall Conference Room located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on August 18, 2015, in accordance with duly posted notice of said meeting.

The posted agenda for this meeting is made a part of these minutes by attachment and the minutes are herewith recorded in the order the agenda items were considered, with the agenda subject and item number shown preceding the applicable paragraph.

1. Call to Order and Establish a Quorum: Chairman Norm Long called the meeting to order at 3:00 p.m. with a quorum of Commission members present as follows:
Chairman: Norm Long
Vice-Chairman: Neil Andrew
Commission Member: Greg Claeys
2. Public Comments: John Young, Lynette Morrison, Haythem Dawlett, Mayor Steve Jordan, Councilperson Craig Haydon, Councilperson Jerry Gray, Don Cherne, Patricia Cherne, Frank Matzinger, Ron Mitchell, G. A. Smith, Nancy Ritter, Bill Hayes, Clifford Grubbs, Chris Moore, Elaine Waddill were in attendance but did not wish to comment.
3. Approval of Minutes of the February 24, 2015 Regular Meeting: Greg Claeys made a motion to approve the Minutes, seconded by Neil Andrew. The motion passed unanimously (3 – 0).
4. Public Hearing and Recommendation to the City Council regarding an Amendment to Chapter 14 Zoning of the City Code Adding a new Zoning Designation Mixed Use Residential Planned Development (MUR-PD) and an Amendment to the Zoning Map for Zone 12 Summit Rock adding a new Exhibit J Tuscan Village Planned Development (South of the end of Mayapple): Chairman Long called on Eric Winter who provided a summary of the request and the staff's recommendation for approval. Norm Long opened the public hearing at 3:05 P.M. Tricia Cherne spoke on behalf of the residents on Paintbrush and said their concerns were that the secure gate at the entrance to Mayapple would be open during construction. She stated that if Mayapple were used as a construction entrance, there would be ingress and egress issues and would hinder those of the citizens and emergency vehicles to the area. She suggested that another construction entrance be identified. Frank Matzinger also spoke to this issue, saying his concerns were also on the security of the residents on Paintbrush. He suggested that a temporary security gate be erected at the entrance of Paintbrush. Bill Hayes and Haythem Dawlett, both with Legend Communities, and Ron Mitchell all spoke to these issues and stated that they would be able to provide both of these items. Greg Claeys questioned the construction time frame – Haythem Dawlett stated that would be contingent on how fast the market absorbs the product. Greg Claeys asked what the square footage of each unit would be – Haythem noted that they would be 1400 - 1800 sq. ft. for the villas and townhomes. Neil Andrew asked when construction would start – Haythem stated that they want to start by the end of 2015 or the beginning of 2016 with homes

ready to occupy by summer of 2016. Greg Claeys asked if there were any concerns about availability of local trade workers involved in construction. Haythem said that there was concern but no greater than a normal project. Greg Claeys asked if Legend Communities runs the clubhouse and pool facility after it has been built. Haythem said that it would be taken over by an onsite HOA once the project is close to complete. Norm Long asked what percentage of owners will be full time and part time residents and Haythem stated that their Lakeway Tuscan Village is about 80 - 90% full time, and that he would expect that to be somewhat less in Horseshoe Bay. Greg Claeys asked about price points and Haythem said \$1 million on the golf course, \$400-500 thousand for villas and \$300 thousand for townhomes. Lynette Morrison asked about the phases of the project. Haythem referred to the map showing the development phasing plan. Norm Long closed the public hearing at 3:52 PM. Neil Andrew made a motion to recommend that City Council approve the Tuscan Village Planned Development Ordinance and Concept Plan as presented, with the addition of construction of a temporary security gate at Paintbrush and investigation and construction of another construction entrance for the project, seconded by Greg Claeys. The motion passed unanimously (3-0).

5. Recommendation to City Council regarding the preliminary plat and final plat of Summit Rock Pod 19 (Mayapple from Paintbrush to just past Spice Lily): Chairman Norm Long announced that this item was pulled from the agenda by the applicant.
6. Public Hearing and Recommendation to the City Council regarding an Amendment to Chapter 14 Zoning of the City Code and the Zoning Map for Zone 12 Summit Rock Pod 14.1 and an additional 1.33 acres of adjacent property (Nattie Woods west of Shaded Rock): Chairman Long called on Eric Winter who provided a summary of the request and the staff's recommendation for approval, contingent on approval by Council of the vacating plat and the new preliminary and final plat for Pod 20. Norm Long opened the public hearing at 4 P.M. Greg Claeys asked if this is part of the Tuscan Village project, and Eric Winter stated that it is not, it is part of another project at a different location in Summit Rock. Greg Claeys asked who is requesting this and Eric Winter stated that it is Summit Rock Communities. Ron Mitchell discussed that the original intent for the area had been abandoned by a 100% vote of the owners and that the owners now wish to have this area zoned to match the surrounding products to allow for cottages to be built because the original plan for the area had been abandoned. Norm Long closed the public hearing at 4:02 P.M. Greg Claeys made the motion to approve the rezoning request contingent on approval of the vacating plat and preliminary and final plat for Pod 20, seconded by Neil Andrew. The motion passed unanimously (3-0).
7. Recommendation to City Council regarding the preliminary and final plat of Pod 20 in Summit Rock (Nattie Woods west of Shaded Rock): Chairman Long called on Eric Winter who provided a summary of the request and the staff's recommendation for approval, contingent on approval by Council of the vacating plat for Pod 20. Neil Andrew made a motion to approve the request including the contingency, seconded by Greg Claeys. The motion passed unanimously (3-0).
8. Adjournment: Chairman Long adjourned the meeting at 4:05 P.M.

APPROVED this 8th day of September, 2015.

CITY OF HORSESHOE BAY, TEXAS

Norm Long, Chairman

ATTEST:

Eric W. Winter, Development Services Manager

CITY OF HORSESHOE BAY
PLANNING AND ZONING COMMISSION
MINUTES OF SPECIAL MEETING

August 24, 2015

The Planning and Zoning Commission of the City of Horseshoe Bay held a Special Meeting at City Hall, located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on August 24, 2015, in accordance with duly posted notice of said meeting.

The posted agenda for this meeting is made a part of these minutes by attachment and the minutes are herewith recorded in the order the agenda items were considered, with the agenda subject and item number shown preceding the applicable paragraph.

1. Call to Order and Establish a Quorum: Mayor Steve Jordan opened the meeting by saying that the meeting was also posted as a City Council meeting, but was not convened because of the lack of a quorum. Mayor Jordan explained the reason for the meeting. Chairman Norm Long then called the meeting to order at 3:03 p.m. with a quorum of Planning and Zoning Commission Members present as follows:

Norm Long, Chairman
Neil Andrew, Vice-Chairman
Greg Claeys, Commission Member

2. Presentation by Development Services Manager Eric Winter regarding "Planned Development Ordinance 101": Eric Winter presented information to the Commission on the purposes of the Planned Development Ordinance; the characteristics of a Planned Development; the additional information required for submittal of a Planned Development; the process for review and approval of a Planned Development; the issues important to the City that staff considers when reviewing a Planned Development; the standards staff uses to evaluate the Planned Development's project design; and the Planned Development public hearing process. The Commission asked numerous questions regarding the content of public hearing notices, the schedule for review of applications and the schedule for putting together packets for both the Commission and Council. Councilmember Jerry Gray suggested that Eric Winter should prepare an Ordinance Amendment for the September 15 Council meeting that would require expanded information in public hearing notices.

3. Adjournment: The meeting was adjourned at 3:20 P.M.

APPROVED this 8th day of September, 2015.

CITY OF HORSESHOE BAY, TEXAS

Norm Long, Chairman

ATTEST:

Eric W. Winter, Development Services Manager

CITY OF HORSESHOE BAY
PLANNING AND ZONING COMMISSION
MINUTES OF SPECIAL MEETING

August 27, 2015

The Planning and Zoning Commission of the City of Horseshoe Bay held a Special Meeting at City Hall, located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on August 27, 2015, in accordance with duly posted notice of said meeting.

The posted agenda for this meeting is made a part of these minutes by attachment and the minutes are herewith recorded in the order the agenda items were considered, with the agenda subject and item number shown preceding the applicable paragraph.

1. Call to Order and Establish a Quorum: Call to Order and Establish a Quorum: Chairman Norm Long called the meeting to order at 3:00 p.m. with a quorum of Commission members present as follows:

Chairman: Norm Long
Vice-Chairman: Neil Andrew
Commission Member: Greg Claeys

Chairman Norm Long then called on Mayor Steve Jordan. Mayor Steve Jordan opened the meeting by saying that the meeting was also posted as a City Council meeting, and he then called a quorum with Council Members present as follows:

Mayor Pro Tem Craig Haydon
Council Member Jerry Gray;
Council Member Phillip Lee

Mayor Jordan thanked all who were in attendance and invited the members of the public to attend the HOA Presidents Meeting which was to immediately follow this Special Meeting of the Planning & Zoning Commission.

2. Presentation by Ron Mitchell regarding Summit Rock Development: Ron Mitchell was called to present information regarding development in the Summit Rock Communities. The presentation began with a video showing the Tuscan Village project in Lakeway. He said that the only difference in the Lakeway project from the Horseshoe Bay project is that they were not interested in 3-level buildings, apartments, or rental units for Horseshoe Bay. They wanted to limit it to multi-family townhomes and villas. Ron Mitchell described the project as an active adult community for age 55 and older. It will include a social planning environment where there will be multiple activities and a Clubhouse. The average age of owners in the Lakeway Tuscan Village is 72 and he feels it will be younger in Horseshoe Bay because it will appeal to second home buyers and those looking to downsize to a turnkey home where everything is being taken care of for them. Ron described several of the amenities and advantages of Tuscan Village and how they are beneficial for their target group of active adults 55 and older.

Ron Mitchell went on to describe the different hats he wears and the different roles he plays and the boards and associations he represents. He says that Summit Rock is in partnership with Legacy Communities for the Tuscan Village project. He said there is an outflow problem with Horseshoe Bay residents due in part to a lack of a product such as Tuscan Village with these amenities. He noted that their plans are to preserve the destination feeling of Horseshoe Bay and that it should be marketed as such so that home values remain high. He described the goal for the community as a town & country community with community conveniences. He emphasized that there is a difference between community conveniences and city shops where city shops bring in traffic flow into the community and that is not the intent for Horseshoe Bay.

Ron Mitchell addressed the requests by Summit Rock for rezoning. He stated that there was a misconception that the reason for the requests was because the original plan failed, where in actuality, the market has changed and thus the plans have changed to better serve the value of the community. He described the look of the new products offered in Summit Rock are more geared to today's more market driven and desired looks. He stated that he hopes that the Commission would understand that there is not a negative purpose in requesting the zoning changes but that this should be considered an expected part of the development process.

Chairman Long asked if there were going to be any more Tuscan Village type developments in the near future. Ron Mitchell explained that there were none mainly due to the fact that there would then be competing interests within Summit Rock. Ron Mitchell closed his presentation at 2:52 P.M.

3. Adjournment: Chairman Long adjourned the meeting at 2:53 P.M.

APPROVED this 8th day of September, 2015.

CITY OF HORSESHOE BAY, TEXAS

Norm Long, Chairman

ATTEST:

Eric W. Winter, Development Services Manager



CITY OF HORSESHOE BAY PLANNING & ZONING COMMISSION

SEPTEMBER 8, 2015

To: Planning & Zoning Commission
Thru: Stan R. Farmer, City Manager
From: Eric W. Winter, Development Services Manager
RE: Recommendation to the City Council regarding the preliminary plat and final plat of of Pod 19 in Summit Rock Reducing the Length of 10 lots on the north side of Mayapple and Realigning Mayapple to Create two Streets into the Project (Mayapple from Paintbrush to just past Spice Lily)

This request is the third of 3 items required for the Tuscan Village Planned Development project, and is for a recommendation to the Council regarding the preliminary plat and final plat for the Pod 19 subdivision in Summit Rock. The purpose of the new plat is to reestablish 21 lots from the vacated plat (having the same number of lots) approved by Council at the August 25 meeting. It also will realign Mayapple according to the Council-approved Tuscan Village Planned Development Concept Plan. The major changes between the two plats are the realignment of Mayapple splitting it into two streets, and a reduction in the length of 10 lots on the north side of Mayapple compared to the very long lots on the vacated plat. All lots are vacant and zoned R-1 Estate Single Family Residential with no zoning change requested.

Staff has determined this application to be administratively complete for forwarding to the Planning and Zoning Commission for review and recommendation. Don Sherman has been authorized by the property owner to act on its behalf.

An aerial photograph, a zoning map, the preliminary plat, the final plat and the vacating plat with the property highlighted, are included in the Commission's agenda packet. Original copies of the preliminary and final plat and all supporting information for this application are available for review in Development Services.

Staff is not aware of any objections to this plat and recommends that the Commission recommend approval of both the preliminary and final plat for Pod 19 to the City Council.

Enclosures: Aerial Photograph
Zoning Map
Preliminary Plat
Final Plat
Vacating Plat With Property Highlighted
Staff Review Comments

September 8, 2015

RE: Preliminary Plat and Final Plat of Summit Rock Pod 19 (Mayapple Street from Paintbrush to just past Spice Lily)

Staff Review Comments



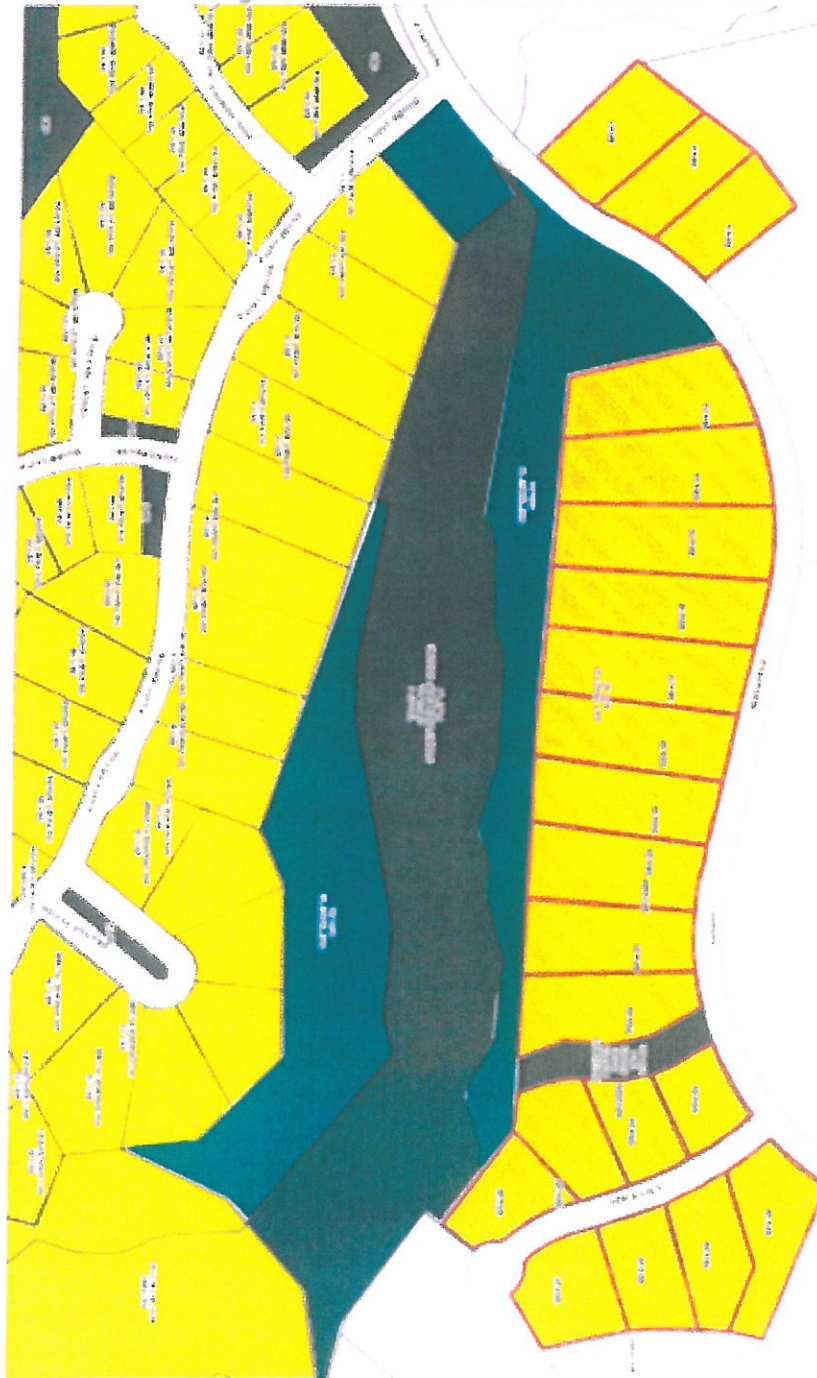
PRELIMINARY & FINAL PLAT
POD 19 SUMMIT ROCK
(MAYAPPLE FROM
PAINTBRUSH TO
SPICE LILY)

N

0 95 190

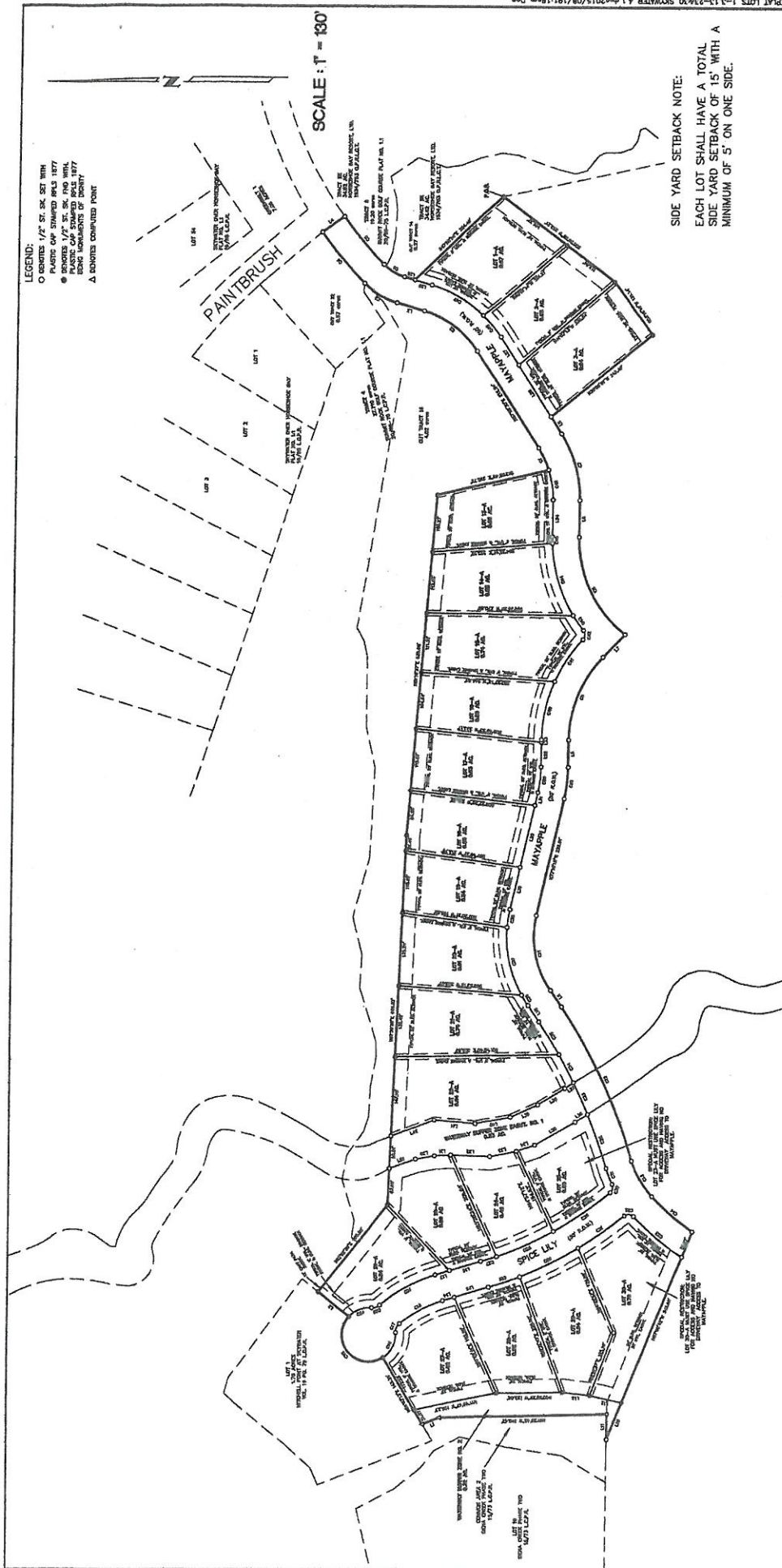
380 Feet

PRELIMINARY & FINAL PLAT
 POD 19 SUMMIT ROCK
 (MAYAPPLE FROM
 PAINTBRUSH TO
 SPICE LILY)



N

0 95 190 380 Feet



SIDE YARD SETBACK NOTE:
EACH LOT SHALL HAVE A T
SIDE YARD SETBACK OF 15'
MINIMUM OF 5' ON ONE SIDE

JULY 7, 2015

FINAL PLAT OF
SUMMIT ROCK POD 19
17.30 ACRES
CONSISTING OF 16.26 ACRES
OUT OF THE
A. MURCHISON SURVEY NO. 85,
ABSTRACT NO. 556
AND 1.07 ACRES
OUT OF THE

A. BACKUS SURVEY NO. 99,
ABSTRACT NO. 1125
LLANO COUNTY, TEXAS

PAGE 2 OF 2

OFFICE J. FRALEY FIELD T. MARTINKA	JOB NO. 14113 FIELD BOOK NO. N/A
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Willis - Sherman Associates, Inc.

LAND SURVEYORS AND PLANNERS
 310 MAIN • MARBLE FALLS, TEXAS • 78654
 (850) 693-3506 FAX (850) 693-3362

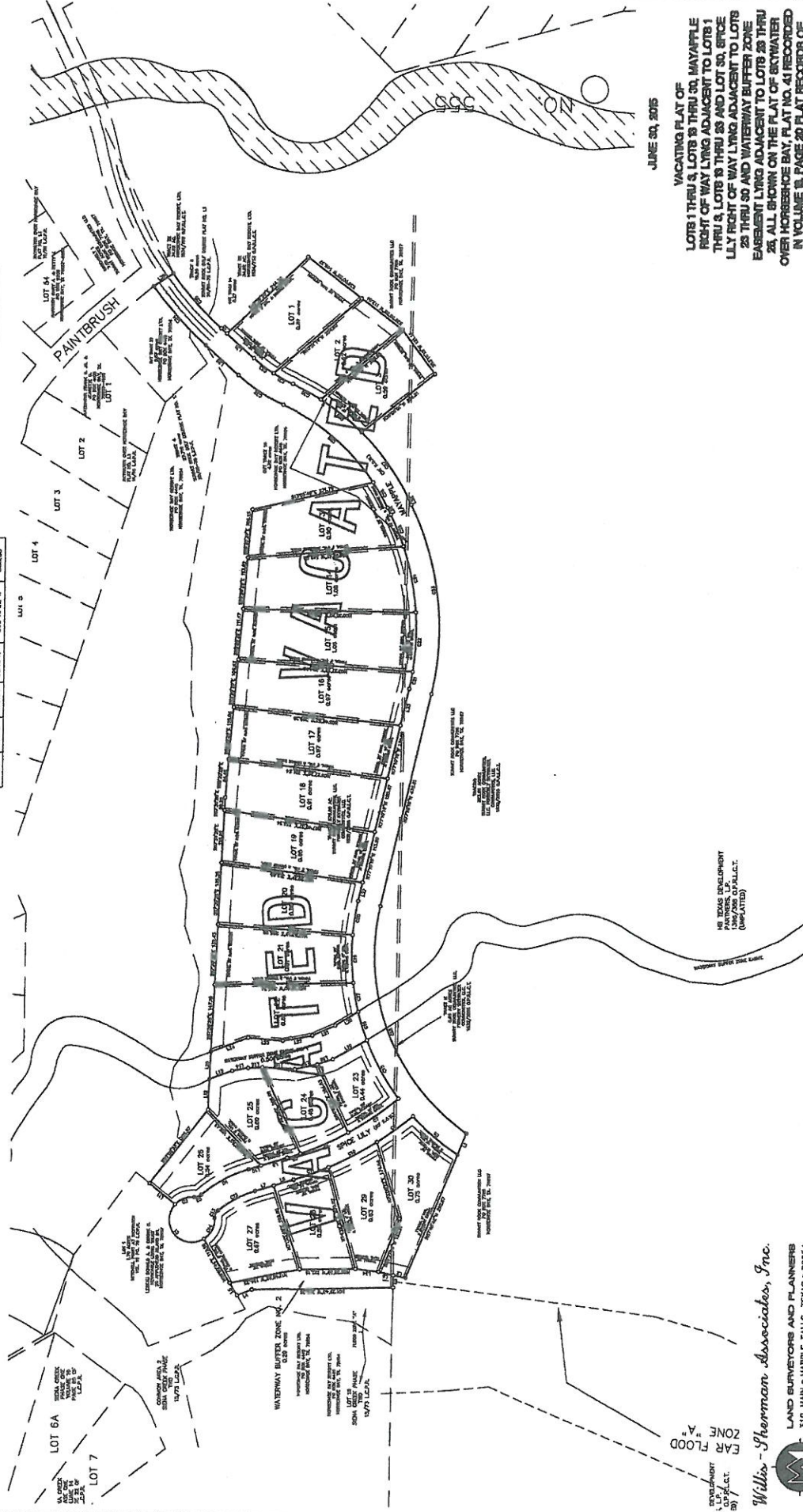
LINE	BEARING	LENGTH
L1	N 87°40'42"W	51.07'
L2	N 1°17'12"E	27.47'
L3	S 89°57'24"W	27.12'
L4	N 2°20'38"W	34.46'
L5	N 89°02'44"E	31.12'
L6	N 1°17'12"E	32.02'
L7	S 10°49'54"E	42.49'
L8	N 1°49'54"E	42.49'
L9	N 1°49'54"W	38.87'
L10	N 1°49'54"W	38.15'
L11	N 89°51'22"E	72.89'
L12	S 87°07'28"E	62.84'
L13	S 87°07'28"E	62.84'
L14	S 10°29'55"E	35.45'
L15	S 2°47'23"E	31.04'
L16	S 10°29'55"E	71.64'
L17	S 10°29'55"E	48.68'

LINE	BEARING	LENGTH
L18	S 10°29'55"E	38.12'
L19	S 10°29'55"E	38.12'
L20	N 87°40'42"W	51.07'
L21	N 1°17'12"E	27.47'
L22	S 89°57'24"W	27.12'
L23	N 2°20'38"W	34.46'
L24	N 89°02'44"E	31.12'
L25	N 1°17'12"E	32.02'
L26	S 10°49'54"E	42.49'
L27	N 1°49'54"E	42.49'
L28	N 1°49'54"W	38.87'
L29	N 1°49'54"W	38.15'
L30	N 89°51'22"E	72.89'
L31	S 87°07'28"E	62.84'
L32	S 87°07'28"E	62.84'
L33	S 10°29'55"E	35.45'
L34	S 2°47'23"E	31.04'
L35	S 10°29'55"E	71.64'
L36	S 10°29'55"E	48.68'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	143.07'	50.00'	162.50°	S 89°59'30"W	91.00'
C2	48.33'	50.00'	52°19'12"	N 2°20'38"W	44.67'
C3	18.59'	50.00'	46°39'12"	S 89°59'30"W	16.84'
C4	18.59'	50.00'	46°39'12"	N 2°20'38"W	16.84'
C5	30.53'	50.00'	23°32'30"	S 10°49'54"E	11.28'
C6	14.53'	50.00'	11°20'48"	S 10°49'54"E	3.13'
C7	133.87'	50.00'	11°20'48"	S 10°49'54"E	133.87'
C8	128.87'	50.00'	11°20'48"	S 10°49'54"E	128.87'
C9	128.87'	50.00'	11°20'48"	S 10°49'54"E	128.87'
C10	128.87'	50.00'	11°20'48"	S 10°49'54"E	128.87'
C11	80.87'	50.00'	23°32'30"	S 10°49'54"E	80.87'
C12	80.87'	50.00'	23°32'30"	S 10°49'54"E	80.87'
C13	80.87'	50.00'	23°32'30"	S 10°49'54"E	80.87'
C14	80.87'	50.00'	23°32'30"	S 10°49'54"E	80.87'
C15	80.87'	50.00'	23°32'30"	S 10°49'54"E	80.87'
C16	80.87'	50.00'	23°32'30"	S 10°49'54"E	80.87'
C17	80.87'	50.00'	23°32'30"	S 10°49'54"E	80.87'
C18	80.87'	50.00'	23°32'30"	S 10°49'54"E	80.87'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	105.36'	50.00'	112°50'	S 89°59'30"W	105.36'
C20	75.57'	50.00'	21°29'	S 89°59'30"W	75.57'
C21	38.22'	50.00'	21°29'	S 89°59'30"W	38.22'
C22	135.44'	50.00'	17°50'24"	S 89°59'30"W	135.44'
C23	115.83'	50.00'	17°50'24"	S 89°59'30"W	115.83'
C24	147.82'	50.00'	14°44'24"	S 89°59'30"W	147.82'
C25	75.36'	50.00'	7°59'54"	S 89°59'30"W	75.36'
C26	64.52'	50.00'	7°59'54"	S 89°59'30"W	64.52'
C27	177.65'	50.00'	19°22'30"	S 89°59'30"W	177.65'
C28	264.80'	50.00'	3°07'10"	S 89°59'30"W	264.80'
C29	115.87'	50.00'	12°58'42"	S 89°59'30"W	115.87'
C30	78.71'	50.00'	7°59'54"	S 89°59'30"W	78.71'
C31	48.10'	50.00'	2°59'54"	S 89°59'30"W	48.10'
C32	118.00'	50.00'	17°50'24"	S 89°59'30"W	118.00'
C33	54.36'	50.00'	9°28'35"	S 89°59'30"W	54.36'
C34	171.80'	50.00'	12°12'21"	S 89°59'30"W	171.80'
C35	162.86'	50.00'	12°12'21"	S 89°59'30"W	162.86'

SCALE: 1" = 150'



JUNE 30, 2015
 VACATING PLAT OF
 LOTS 1 THRU 35, MAYAFTLE
 RIGHT OF WAY LIVING ADJACENT TO LOTS 1
 THRU 35, LOTS 18 THRU 20 AND LOT 30, ETC.
 LLY RIGHT OF WAY LIVING ADJACENT TO LOTS
 28 THRU 30 AND WATERWAY BUFFER ZONE
 EASEMENT LIVING ADJACENT TO LOTS 28 THRU
 30, ALL SHOWN ON THE PLAT NO. 41 RECORDED
 OVER HORSESHOE BAY, PLAT NO. 41 RECORDED
 IN VOLUME 9, PAGE 20 PLAT RECORDS OF
 LLANO COUNTY, TEXAS
 SHEET 2 OF 2

Willis - Sherman Associates, Inc.
 LAND SURVEYORS AND PLANNERS
 510 MAIN • MARBLE FALLS, TEXAS • 78654
 (800) 883-3566 FAX (800) 883-3562

September 8, 2015

RE: Preliminary Plat and Final Plat of Summit Rock Pod 19 (Mayapple Street from Paintbrush to just past Spice Lily)

Staff Review Comments



CITY OF HORSESHOE BAY
PLANNING & ZONING COMMISSION
SEPTEMBER 8, 2015

To: Planning & Zoning Commission
Thru: Stan R. Farmer, City Manager
From: Eric W. Winter, Development Services Manager
RE: Recommendation to the City Council regarding the preliminary plat and final plat of Gammill Plat No. 1 (East side of Tori Lane north of FM 2147)

This request is for a recommendation to the Council regarding the preliminary plat and final plat of a 1 lot subdivision plat located on the east side of Tori Lane, about 288 feet north of FM 2147. The purpose of the plat is to separate the property from the original 2 acre tract that currently has four metal storage buildings and to make this property a legal lot for commercial use. The property is vacant and is zoned C-2 General Commercial.

Staff has determined this application to be administratively complete for forwarding to the Planning and Zoning Commission for review and recommendation. Marble Falls Surveying has been authorized by the property owner to act on its behalf.

An aerial photograph, a zoning map, the preliminary plat, and the final plat are included in the Commission's agenda packet. Original copies of the preliminary and final plat and all supporting information for this application are available for review in Development Services.

Staff is not aware of any objections to this plat and recommends that the Commission recommend approval of both the preliminary plat and the final plat to the City Council.

Enclosures: Aerial Photograph
Zoning Map
Preliminary Plat
Final Plat
Staff Review Comments

GAMMILL PLAT NO.1
TORI LANE



GAMMILL PLAT NO.1
TORI LANE

ZONING

- A1 RECREATION
- C2 COMMERCIAL
- GH GARDEN HOME
- GUI INSTITUTIONAL, GOVT
- M1 MOBILE HOME
- R1 SINGLE FAMILY RESIDENTIAL
- R2 DUPLEX
- R4 MULTI-FAMILY TOWNHOME
- R6 MULTI-FAMILY TOWNHOME
- PLAT



0 40 80 160 Feet



STATE OF TEXAS
COUNTY OF LLANO
I, James B. Gammill, Surveyor, do hereby certify that the plat of the 500 Year Flood Plain as shown on the Llano County Flood Insurance Rate Map No. 48049 G032C, for the community of the City of Horseshoe Bay, dated May 2, 2012, is a true and correct copy of the original public records of said County of Llano, Texas, and is hereby deposited in the public records of said County of Llano, Texas, for the purpose of recording the same.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.
James B. Gammill
Surveyor
Before me, I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF LLANO
I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

NOTES:
THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ZONE "X", DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE LLANO COUNTY FLOOD INSURANCE RATE MAP NO. 48049 G032C, FOR THE COMMUNITY OF THE CITY OF HORSESHOE BAY, DATED MAY 2, 2012.
BASIS OF REARINGS FOR THIS SURVEY IS THE TEXAS LANDMETER ORD. CENTRAL ZONE, NAD83.
ALL PROPERTY HEREON IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED MANAGEMENT NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LURA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
IN APPROVAL OF THIS PLAT BY THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, IT IS UNDERSTOOD THAT MAINTENANCE OF TORI LANE AND THE ADJACENT LAND COVERED BY THIS PLAT UNTIL SUCH TIME THAT TORI LANE IS ACCEPTED AS A CITY ROAD BY THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, THERE ARE NO NEW ROADS.

SCALE: 1" = 100'
ZONING DESIGNATION:
GENERAL COMMERCIAL

LEGEND:
○ 1/2" ROAD RIGHT-OF-WAY
○ 1/4" ROAD RIGHT-OF-WAY
○ 1/8" ROAD RIGHT-OF-WAY
○ 1/16" ROAD RIGHT-OF-WAY
○ 1/32" ROAD RIGHT-OF-WAY
○ 1/64" ROAD RIGHT-OF-WAY
○ 1/128" ROAD RIGHT-OF-WAY
○ 1/256" ROAD RIGHT-OF-WAY
○ 1/512" ROAD RIGHT-OF-WAY
○ 1/1024" ROAD RIGHT-OF-WAY
○ 1/2048" ROAD RIGHT-OF-WAY
○ 1/4096" ROAD RIGHT-OF-WAY
○ 1/8192" ROAD RIGHT-OF-WAY
○ 1/16384" ROAD RIGHT-OF-WAY
○ 1/32768" ROAD RIGHT-OF-WAY
○ 1/65536" ROAD RIGHT-OF-WAY
○ 1/131072" ROAD RIGHT-OF-WAY
○ 1/262144" ROAD RIGHT-OF-WAY
○ 1/524288" ROAD RIGHT-OF-WAY
○ 1/1048576" ROAD RIGHT-OF-WAY
○ 1/2097152" ROAD RIGHT-OF-WAY
○ 1/4194304" ROAD RIGHT-OF-WAY
○ 1/8388608" ROAD RIGHT-OF-WAY
○ 1/16777216" ROAD RIGHT-OF-WAY
○ 1/33554432" ROAD RIGHT-OF-WAY
○ 1/67108864" ROAD RIGHT-OF-WAY
○ 1/134217728" ROAD RIGHT-OF-WAY
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September 8, 2015

Recommendation to the City Council regarding the preliminary plat and final plat of Gammill Plat No. 1 (East side of Tori Lane north of FM 2147)

Staff Review Comments

The following items need to be addressed as part of the Commission's recommendation to City Council for both the preliminary plat and the final plat:

- 1. Change the title of the final plat and all other references to it to Gammill Plat No. 1;**
- 2. The City Council accepted Tori Lane as City ROW at the August 25 Council meeting. The Volume and Page of the recording of this transfer needs to be changed on the final plat;**
- 3. Eliminate the 4th Note;**
- 4. Switch the location for the Mayor's and the City Secretary's signature blocks;**
- 5. Replace the Planning and Zoning Commission Signature Block with the standard Development Services Manager Signature Block;**
- 6. Eliminate Private Street below Tori Lane on the plat drawing;**
- 7. Add C-2 in front of General Commercial below the Scale on the plat drawing; and**
- 8. Add S to ACRE below LOT 1 on the plat drawing.**



CITY OF HORSESHOE BAY
PLANNING & ZONING COMMISSION
SEPTEMBER 8, 2015

To: Planning & Zoning Commission
Thru: Stan R. Farmer, City Manager
From: Eric W. Winter, Development Services Manager
RE: Consider staff information regarding changes to Commission meeting dates from the Ordinance required two weeks prior to the City Council meeting

Staff is requesting the Commission to consider whether meeting dates for Commission meetings should always be 2 weeks prior to the City council meeting as required by Sec. 14.02.152(g):

(g) The members of the P&Z shall regularly attend meetings and public hearings of the P&Z, shall serve without compensation, and shall not hold any other office within, or serve as an employee of, the city while serving on the P&Z. The P&Z shall meet a minimum of once per month, at least two (2) weeks prior to the scheduled city council meeting. If there have been no applications filed for review by the P&Z, the development services manager shall notify the chair and no meeting shall be required for that month.

Staff is concerned about the number of special meeting that have been held, especially those held only a week before the Council meeting. This puts double the regular pressure on staff to perform reviews, prepare staff reports and put packets together in a two week, instead of a regular monthly period. Because this is a Code requirement, the only way to change it is by a Code amendment. Since the change has to do with the Commission, public hearing notice and Commission recommendation would be required prior to action by City Council.

Staff wanted to bring this to the Commission's attention regarding action it might want to take.

Enclosures: None



CITY OF HORSESHOE BAY



2015 PLANNING & ZONING COMMISSION MEETING SCHEDULE

Date	Type	Time and Location
1/13/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
2/3/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
2/24/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
4/7/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
5/5/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
6/2/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
6/30/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
8/11/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
9/1/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
10/6/15	Regular P&Z Meeting	3:00 p.m. Council Chambers
11/3/15	Regular P&Z Meeting	3:00 p.m. City Hall Conference Room
12/1/15	Regular P&Z Meeting	3:00 p.m. Council Chambers